IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
September 23, 2026 at 5pm via Zoom

1. **Call to Order / Verification of Quorum:**
The meeting was called to order at 5:02pm. Directors present: Connie Meine, Alice Angier, Eric Whiting and Gary Beach. With quorum present, the meeting commenced. Also present was Courtney, Nadia and Torin Nel from Key Stone Management (KSM). There were 12 owners on the call: Marshall Olsen, Doug Eggerman, David Rummel, Sue Sanders, Jeff Kelly, Steve Smith, Rich Tarney, Julie Kaufman, Peter DeBooy, Everet Minett, Matt Pickett and Mike Ferguson.

2. **Changes / Additions to the Agenda:**
Additions: 8. b) Playground area
8. c) Neighboring homeowner utility easement request

3. **Approval of Previous Minutes:**
The meeting minutes for 08/17/26 were motioned as approved by Gary Beach and seconded by Alice Angier, all present agreed.

4. **Email Approvals:**
- 09/09 - Tree removal behind River Vista

5. **Member Open Forum: (3 minutes per member)**
- David Rummel spoke about his concerns regarding the RFWSD lift station odors. It was explained that the RFWSD has an easement for the lift station and all concerns need to be addressed to them.
- Matt Pickett inquired about the ditch water supply to the ownership and algal blooms. Connie Meine explained that the IPOA has consumptive rights and that the ditch is owned and maintained by the Club.
- Mike Ferguson queried the aging report on the balance sheet. Connie Meine reassured Mike that all is being managed appropriately and in accordance with the governing laws.
- Sue Sanders reiterated her concerns about the RFWSD lift station odors and the request for landscaping. Connie reiterated that the lift station is the sole responsibility of RFWSD. The board has investigated potential landscape ideas and is working with RFWSD as to the perimeters of what type of plantings will not affect the station. This will be a Spring / Summer project for 2027.

6. **Committee Reports:**
a) DRB Activity Report:
No new report was presented.

Small Projects:

LOT	ADDRESS	ACTIVITY	APPROVAL DATE
Lot 20	1820 River Bend Way	Busy with landscaping	05/20/25
Lot 52	399 Blue Heron Drive	Landscape & deck installation	04/07/25
Lot 56	209 Blue Heron Drive	Busy with landscaping / new fence approved	08/28/25
Lot 56	209 Blue Heron Drive	Pergola / Stairs / Hot tub	06/15/26
Lot 60	15 Blue Heron Drive	Busy with landscaping	04/25/25
Lot 95	304 River Bend Way	Solar installation approved	07/30/25
Lot 104	15 Wild Rose Court	Pending greenhouse approval / landscape design	Pending
Lot111	144 Wild Rose Drive	New irrigation install	08/08/26
Lot 129	302 Silver Mountain Drive	New fence	06/01/26
Lot 150	48 Silver Mountain Drive	Various projects – Pending DRC approval	07/10/26
Lot 187	72 Bent Grass Drive	New Deck	09/17/25
Lot 190	121 Red Bluff Vista	Shed & Starlink approved	02/09/26
Lot 191	145 Red Bluff Vista	New AC install	12/16/25
Lot 202	292 Red Bluff Vista	Home remodel / Addition	Pending
Lot 208	148 Red Bluff Vista	Small project – extension of time	07/08/25
Lot 235	670 River Bend Way	New fence	05/21/26
Lot 239	677 River Bend Way	Repainting home	05/27/26
Lot 245	910 River bend Way	New pergola approved	08/09/24
Lot 246	934 River Bend Way	Awaiting owner documents	
Lot 278	279 Blue Heron Vista	Landscape extension	09/10/25
Lot 281	353 Blue Heron Vista	Landscaping	06/01/24
Lot 286	306 Blue Heron Vista	Installation of Artificial Lawn Approved	04/28/25
Remodels & Additions:			
Lot 73	1195 River Bend Way	New detached garage – Pending design change; Time extension – New parking slab with drainage approval	06/02/25 / 07/09/26
New Builds:			
Lot 23	1700 River Bend Way	Awaiting construction drawings & full submittal	

Lot 24	1656 River Bend Way	New Build	04/20/26
Lot 65	1294 River Bend Way	Under construction	06/09/23
Lot 83	392 River Bank Lane	Busy with landscaping – Repaint main color completed	11/04/25 / 07/16/26
Lot 91	382 River bend Way	New build – Under construction / Approved landscape plan	07/24/24 / 07/09/26
Lot 114	295 Silver Mountain Drive	Landscape plan approved - under construction	11/27/24
Lot 116	263 Silver Mountain Drive	Requested final performance review – Schedule August 25th.	Pending

7. Financials:

a) Financials:

The financials were reviewed and are in good standing. The 2027 proposed budget will be presented at the October board meeting.

8. Items for Discussion:

a) Library book exchange suggestion:

Library boxes have been priced between $150 to $250 without installation. The board briefly discussed this and agreed to look at potential locations. This project will be moved to Spring 2027 for consideration.

b) Playground area:

It was reiterated that the playground area belongs to and is the sole responsibility of The Club. The board will reiterate this to the ownership in the upcoming newsletter. All concerns need to be addressed directly to the Club.

c) Neighboring homeowner utility easement request

KSM explained that a neighbor had approached the association requesting permission for an easement to tie into existing RFWSD sewer line along River Bend Way. After some discussion, it was agreed that legal council will be needed and that the neighbor would be asked to cover these and all associated costs involved.

9. Updates on:

a) Shared drainage lines bids:

Bids have been received but are not in line with the suggested SOW. The vendors are currently aligning their bids. Once completed, Town halls will be held with affected owners with guidance and all areas pin pointed. KSM notified the board that a few owners have already carried out repairs and are looking for reimbursement from their affected neighbors. This will be discussed during the Town Halls.

b) Declaration amendment / revisions – Owner Town Halls:

KSM has received some feedback from owners. It was agreed to remind owners to send their comments ahead of the BOD work session which was scheduled for 10/14/26, An owner Town Hall will be scheduled for 10/21/26 or 10/28/26. Connie will add some comments and information to the next newsletter.

c) Walkways repairs – Bids:

The updated bid has still not been received. This project will be moved to Spring / Summer 2027.

d) River Bank Lane landscape project:

The board has reached out to RFWSD for guidelines on what flora may be added but has not received a final response yet. A suggestion of creating a xeriscape garden will also be considered. This project will be continued in Spring 2027.

10. Executive Session:

The board went into executive session at 6:41pm, motioned by Alice Angier and seconded by Gar Beach, to discuss the below items and emerged at 7:36pm. No votes or actions were taken on the topics.

a) Status on all violations
b) Legal matters
c) Aging report review

11. Action Items BOD:

Action list to be created and sent to the board by Connie Meine.

12. Next Meeting Date:

The next board meeting was scheduled for Monday, October 19, 2026, at 5pm via zoom.

13. Adjournment:

The meeting adjourned at 7:36pm.